

Key: 2870

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.050

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BANGERT CHRISTOPHER R & HINCHLIFFE JACLYN R 83 ALDEN DRIVE BREWSTER, MA 02631		56-73-0		83 ALDEN DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BANGERT CHRISTOPHER R & OLEAN ADAM ROCCO & JENNIE		04/09/2018	QS	400,000	31189-308
		01/12/2017	QS	370,000	30230-167
		05/21/2013	QS	409,000	27393-126

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
330	04/09/2018	15	SALE REVIEW	400,000	03/13/2019	JMG	100	100
331	01/13/2017	16	MLS REVIEW	370,000	05/30/2018	JMG	100	100
131	06/18/1998	5	OTHER	4,300	05/14/1999	JB	100	100
	06/18/1998	5	OTHER	3,000	05/14/1999	JB	100	100
	03/10/1998	1	NEW CONSTRUC	90,000	05/14/1999	JB	100	100

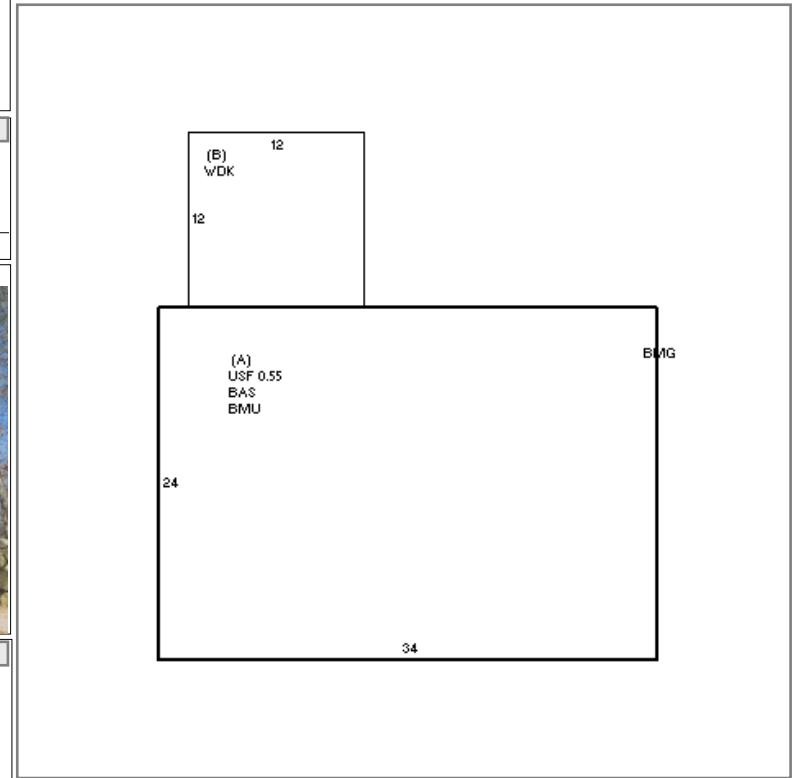
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,800	12	1.00	12K	1.00	A	1.00	230,160	2.56	A	1.00	R05	1.05			227,200

TOTAL	16,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	227,200	214,400			
St Ind	SCHOOLHOUSE		BUILDING	356,300	340,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>583,500</b>	<b>555,000</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/7/2007	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	12/23/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	434,520	
NET AREA	1,265	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		66.20	54,018	CONDITION ELEM	CD	
\$NLA(RCN)	\$343	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	816	1998	309.76	252,765	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	449	1998	208.38	93,564	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	144		43.98	6,334	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		4,989.50	4,990	BATHS	A	
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710			
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.55	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
FIXTURES		6	\$8,752															
GARAGE SPACES		1	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1998 / 25																
COND	18		18 %															
FUNC	0																	
ECON	0																	
DEPR	18	% GD	82															
RCNLD				\$356,300														